



# Punjab Government Gazette

## EXTRAORDINARY

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### GOVERNMENT OF PUNJAB

#### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing – II Branch)

#### NOTIFICATION

The 9th March, 2021

**No. 8/1/2021-1HgII/370.**-In order to provide/construction of Houses to the Economically Weaker Sections of society in the State of Punjab, the Governor of Punjab pleased to notify the Punjab EWS Housing Policy 2021 as under:-

**Eligibility:**

1. Proof of birth in Punjab or proof of 10 year stay in Punjab from the date of application, such as Adhaar card, copy of ration card, extract of voter list, copy of Driving license, copy of passport etc shall be provided.
2. Family income should not be more than Rs. 3 lac per annum from all sources as revised by Government of India or Punjab, from time to time. (To be self certified.)
3. The applicant/ his spouse/ minor child must not already be owning on freehold/ leasehold residential plot/ dwelling unit in Punjab or Chandigarh. (To be self certified.)

**Receipt of Applications, Financing and Bar on Sale:**

1. Applications will be received and verified by authorised Banks.
2. Only an application for which a Bank provides loan or applicant undertakes to make lump sum payment within 40 days of issue of letter of intent, will be considered for allotment through draw or otherwise.
3. Applicant must be married. Application must be in the joint name of husband and wife if both are alive.
4. There will be bar on sale, gift, mortgage with possession, exchange, long lease of the so allotted EWS dwelling units for a period of 15 years except within family case of death of allottee.

**Sale Price:** Government will fix sale price for EWS keeping in view cost of construction of unit, proportionate cost of site development and common infrastructure such as school, community centre etc. and administrative

charges such as PMC, advertisement cost, which will not exceed 5% of the total project cost. Land cost will be taken as zero. There will be exemption from EDC on such EWS projects.

**Land:** 5% of project area, being developed by developers as well as Authorities will be kept for EWS housing. Developers may consolidate their EWS areas,

1. in pockets which must be at least 1km apart.
2. be of 12 to 16 acre in size, in residential zones of SAS Nagar and New Chandigarh Master Plans, on already constructed master plan roads.
3. 5 acre to 16 acre on existing roads with minimum 40' right of way in case of rest of Punjab.
4. within 4 km of their colonies.
5. Value of area transferred to government and area reclaimed in the colony must be same as per collector rates of the two lands. Provided further area being offered will not be less than the area being reclaimed.
6. All EWS lands will be transferred to government free of cost.
7. In case of group housing projects land can be similarly offered such that EWS Houses equal to 10% of the number of apartments, can be built on 80% area of the land offered @ 80 units per acre. Remaining 20% area will be kept for essential amenities / social infrastructure. For Example a Group Housing project of 1000 flats which is required to construct 100 EWS Houses which @ 80 /acre will need to transfer  $(100/80)/0.8 = 1.56$  acre land as above to government, free of cost.
8. Developers who have transferred EWS areas of their projects to government in compliance to notification no. 17/17/2001-5Hg2/P.F/4255 dated 31.12.2013 can also take benefit of it by exchanging land given to government, with such new parcels of lands by way of mutation.

**Essential Amenities to be part of the Project:** In every EWS pocket, 80% area will be for houses @ 75 to 95 units per acre, while 20% area will be left for a school, dispensary, playground and community centre. Convenient Shopping can be in residential pocket. Construction of School, Community Centre and Convenient shopping will take place alongside the construction of the houses so that there is no inconvenience to the families shifting to such housing clusters. Wherever required, STP will be built as part of the project.

**Construction:** Standard Unit Design adhering GOI norms, Site layout planning and execution will be done as per specifications prepared by Department of Housing and Urban Development. Composite E-tenders for construction of the houses, site development, school, community centre and convenient shopping will be floated on government portal for price discovery, technical qualification and transparency.

**Supervision of Construction:** Supervision will be done by Project Management Companies having adequate experience in mass construction of such houses.

**Maintenance** will be done by RWA which shall be mandatorily formed on more than 25% inhabitation.

Chandigarh  
The 8th March, 2021

**SARVJIT SINGH,**  
Principal Secretary to Government of Punjab,  
Department of Housing & Urban Development.